

PETITION FOR ZONING RE-CLASSIFICATION  
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR 5.5 zone to an BR zone, for the reasons given in the attached statement; and (2) for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for \_\_\_\_\_ See legal description attached.

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Leonard Levine
Signature	Signature
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	
Arnold Fleischmann	Address
(Type or Print Name)	City and State
Signature	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Suite 500, Lafayette Building	Address
40 W. Chesapeake Avenue	City and State
Towson, Maryland 21204	Attorney's Telephone No.
City and State	Address
Attorney's Telephone No. 337-7600	Phone No.

BABC-Form 1

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS  
from D.R. 5.5 to BR Zone  
E/S Loch Raven Blvd., 415'  
N of Loch Bend Dr., 9th District : OF BALTIMORE COUNTY

LEONARD LEVINE, Petitioner : Item 7, Cycle 1

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2163

I HEREBY CERTIFY that on this 25th day of August, 1981, a copy of the foregoing Order was mailed to Arnold Fleischmann, Esquire, Suite 500, 40 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III

LEONARD LEVINE  
E/S Loch Raven Blvd.,  
415' N of Loch Bend Dr.,  
9th

R-82-67

RE: PETITION FOR RECLASSIFICATION : BEFORE  
from D.R. 5.5 to B.R.  
E/S of Loch Raven Blvd.; S/S of  
Baltimore Beltway; 415' N. of  
Loch Bend Drive  
9th District : OF  
BALTIMORE COUNTY  
Leonard Levine, Petitioner : No. R-82-67

OPINION

This case comes before this Board on petition for reclassification of property containing 3.573 acres from D.R. 5.5 to B.R. classification. The subject property is located on the east side of Loch Raven Boulevard 415 feet north of Loch Bend Drive, in the Ninth Election District of Baltimore County. This parcel was not an issue before the County Council on the 1980 comprehensive map process.

Testimony presented to this Board indicates that the present D.R. 5.5 zoning is in fact not only an error in classification but is also confiscatory in nature. This parcel is unique in its location. It is bounded on two sides by the access road onto the Beltway and the Beltway itself, and on the third side by a development of single family homes. Further, it is bounded by a continuous strip of commercial property on the south side on which is located Garon's Furniture store. The subject parcel is completely landlocked, with no access to public roads on any quadrant. Garon's Furniture has purchased this parcel and wishes to incorporate it into their existing holdings which are classified B.R., thus providing the only possible access to any public roads. In addition, the topography of the site precludes any possible residential development whatsoever.

The Director of Planning for Baltimore County recommended the reclassification to B.R. of 3.06 acres of the 3.57 total acreage, retaining a 50 foot wide strip of D.R. 5.5 zoning on the side abutting the residential development to provide a protective buffer zone between the B.R. and the D.R. 5.5. The property owner testified that while this 50 foot wide strip is actually the only level area in the entire parcel, he could agree to this solution.

After consideration of all these facts, the Board is of the opinion that to retain the D.R. 5.5 classification on the entire parcel would in fact be an error.

Leonard Levine - #R-82-67

2.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 8th day of December, 1981, by the County Board of Appeals, ORDERED that the subject parcel be reclassified from D.R. 5.5 to B.R. for an area containing 3.06 ± acres; and

IT IS FURTHER ORDERED that the D.R. 5.5 zoning be retained on a 50 foot wide buffer strip on the east property line between the B.R. zone and the private residences located on what is known as Lackawanna Drive in the development known as Green Meadows.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William T. Hackett  
William T. Hackett, Chairman

John A. Miller  
John A. Miller

Keith S. Franz  
Keith S. Franz

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 29, 1981

COUNTY OF THE STATE  
401 W. Chesapeake Ave.  
Towson, Maryland 21204

MEMBERS  
Chairman of  
Planning  
Department of  
Public Engineering  
State Roads Commission  
Bureau of  
Fire Investigation  
Health Department  
Public Planning  
Building Department  
Board of Education  
County Administration  
Industrial  
Development

Arnold Fleischmann, Esquire  
Suite 500, Lafayette Building  
40 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Item No. 7 (Cycle 1 - April-Oct. 1981)  
Petitioner - Leonard Levine  
Reclassification Petition

Dear Mr. Fleischmann:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the "1980-81 zoning cycle."

The petition has been reviewed by the Zoning Office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee.

The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition form, descriptions, beliefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and existing conditions, standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before May 27th. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

The subject property, located at the southeast intersection of Loch Raven Boulevard and the Baltimore County Beltway in the 9th Election District, consists of vacant wooded land proposed to be rezoned from D.R. 5.5 to a B.R. zone. Adjacent properties to the east and south are improved with individual dwellings and a furniture store, respectively.

As indicated in a recent conversation with your surveyor, Mr. Eugene Raphael, Mr. James Dyer, Zoning Supervisor, and myself, there is some question concerning the distance of the beginning point of the description accompanying this request from Loch Bend Drive. For this reason, it was decided that a revised description, indicating the coordinates of the beginning point of this property, would be submitted.

Item No. 7 (Cycle 1 - April-Oct. 1981)  
Leonard Levine  
Reclassification Petition

and advertised.

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3391. Notice of the specific hearing date, which will be between September and December of 1981, will be forwarded to you in the future.

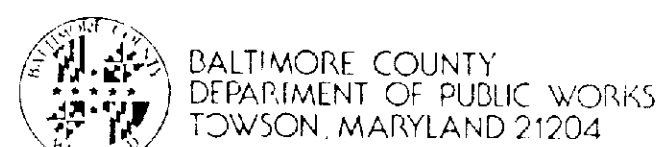
Very truly yours,

NICHOLAS E. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NEC:bac

Enclosures

cc: Eugene P. Raphael & Associates  
201 Courtland Avenue  
Towson, Maryland 21204



HARRY J. DISEL P.E.  
Director

March 31, 1981

Mr. Walter A. Reiter, Jr.  
Chairman, Board of Appeals  
Court House  
Towson, Maryland 21204

Re: Item #7 (Cycle I - April-October 1981)  
Property Owner: Leonard Levine  
E/S Loch Raven Blvd. 415' N. of Loch Bend Dr.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: BR  
Acres: 3.573 District: 9th

Dear Mr. Reiter:

The following comments are furnished in regard to the petition submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Loch Raven Boulevard (Mtl. 542) and the Baltimore County Highway (140) are State Roads; therefore, all improvements, alterations, and all changes in requirements as they affect these roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the state road right-of-way will be subject to the standards, specifications, and approval of the State in addition to those of Baltimore County.

Entrance locations are also subject to the approval of the Baltimore County Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #7 (Cycle I - April-October 1981)  
Property Owner: Leonard Levine  
Page 2  
March 31, 1981

Water and Sanitary Sewer:

There is a public 12-inch water main in Loch Raven Boulevard. Additional fire hydrant protection is required in this vicinity.

Public sanitary sewerage is not available at this site. However, the Petitioner indicates ownership of the furniture store property contiguous to the south of this site. His Engineer should determine the feasibility of a service connection within a private utility easement to the public sewage pumping station sewerage system at Loch Bend Drive.

Very truly yours,

ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:RAM:FWR:ss

cc: Jack Wirbley  
Samuel Bollestri  
Wm. Munchel  
N-MW Key Sheet  
3d NR 10 Pos. Sheet  
NR 10 C Topo  
3d Top Map



Maryland Department of Transportation

State Highway Administration

Hermann K. Intemann  
Secretary  
M. S. Callender  
Administrator

March 26, 1981

Mr. Walter Reiter  
Chairman, Board of Appeals  
County Office Bldg.  
Towson Maryland 21204

Att: N. Commodari

Re: Cycle I-1981  
Meeting March 16, 1981  
Item #7  
Owner: Leonard Levine  
Location: E/S Loch Raven  
Blvd (Rte 542) 415' N.  
of Loch Bend Drive  
Existing Zoning: D.R. 5.5  
Proposed Zoning: BR  
Acres: 3.573  
District 9th

Dear Mr. Commodari,

On review of the plan of February 27, 1981 and field inspection, the State Highway Administration will require all access to the proposed site to be by way of the existing entrance to the south.

Very truly yours,

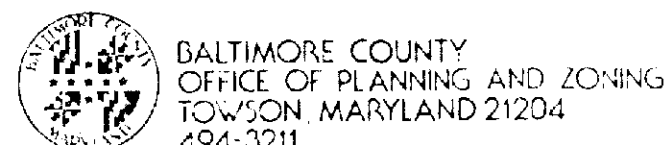
Charles Lee, Chief  
Bureau of Engr. Access Permits

by: George Wittman

CL-CW/es

My telephone number is 201-650-1350

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



NORMAN E. GERBER  
DIRECTOR

April 14, 1981

Mr. Walter A. Reiter, Jr., Chairman  
Board of Appeals  
Room 212 - Court House  
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #7, Zoning Cycle I, April, 1981, are as follows:

Property Owner: Leonard Levine  
Location: E/S Loch Raven Blvd 415' N. of Loch Bend Drive  
Existing Zoning: D.R. 5.5  
Proposed Zoning: BR  
Acres: 3.573  
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have bearing on this petition.

The subject property is in a traffic level-of-service area controlled by a "D" intersection.

If the petition is granted a detailed site plan must be approved before any proposed development may commence.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planner III  
Current Planning and Development



baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 494-3390

STEPHENE COLLINS  
DIRECTOR

March 30, 1981

Mr. Walter A. Reiter, Jr.  
Chairman, Board of Appeals  
Office of Law  
Courthouse  
Towson, Maryland 21204

Item No. 7 - ZAC meeting of March 16, 1981  
Property Owner: Leonard Levine  
Location: E/S Loch Raven Blvd. 415' N. of Loch Bend Drive  
Existing Zoning: D. R. 5.5  
Proposed Zoning: BR  
Acres: 3.573  
District: 9th

Dear Mr. Reiter:

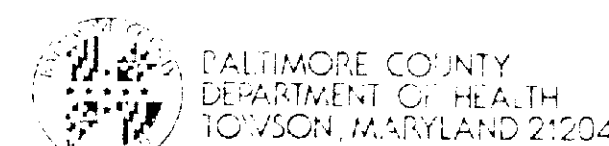
The present DR 5.5 zoning can be expected to generate 180 trips per day and the proposed BR zoning can be expected to generate approximately 1,550 trips per day.

This site does not have direct access to a public road.

Very truly yours,

Michael S. Planigan  
Engineer Associate II

MSF/bza



DONALD J. ROOP, M.D., MPH  
DEPUTY STATE & COUNTY HEALTH OFFICER

April 2, 1981

Mr. Walter A. Reiter, Jr.  
Chairman, Board of Appeals  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Cycle I, #7, Zoning Advisory Committee Meeting of March 16, 1981, are as follows:

Property Owner: Leonard Levine  
Location: E/S Loch Raven Blvd. 415' N. of Loch Bend Drive  
Existing Zoning: D.R. 5.5  
Proposed Zoning: BR  
Acres: 3.573  
District: 9th

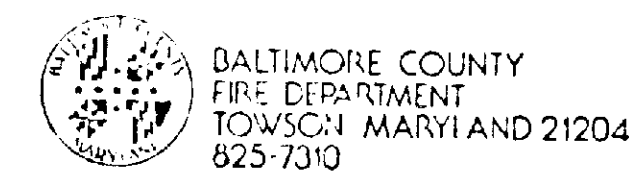
The proposed development must be served by metropolitan water and sewer.

The zoning plan as submitted, does not contain sufficient information; therefore, the Baltimore County Department of Health cannot make complete comments.

Very truly yours,

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF:mgf



PAUL H. REYNOLDS  
Chief

March 19, 1981

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Leonard Levine

Location: E/S Loch Raven Blvd. of Loch Bend Drive

Item No.: 7 Zoning Agenda: Meeting of March 16, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(XX) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire Hydrants at 300 feet intervals

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(XX) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: C. H. [Signature] Noted and Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division



## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Mr. Walter Reiter  
Board of Appeals Chairman  
Date: March 27, 1981

FROM: Mr. Charles E. Burnham  
Plans Review Chief - Permits and Licenses

SUBJECT: Cycle I - 1981

RE: Cycle Zoning March 24, 1981

PROPERTY OWNER: Leonard Levine  
LOCATION: E/S Loch Raven Blvd. 415' N. of Loch Bend Drive  
EXISTING ZONING: D.R. 5.5  
PROPOSED ZONING: BR  
ACRES: 3.573  
DISTRICT: 9th

ITEM NO. 7

The owner should be made aware that any improvements to the property will require one or more permits, along with plans and other data as may be necessary for the permit to be processed. No other comments at this time.

NOTE: All comments are based on data provided on site plan and data provided by the Zoning Advisory Committee. Comments in many cases cannot be more specific or advisory due to the limited information.

*Charles E. Burnham*  
Charles E. Burnham  
Plans Review Chief

CEB:rrj  
CC: Nick Commodari

LAW OFFICES  
ARNOLD FLEISCHMANN  
PROFESSIONAL ASSOCIATION  
SUITE 500, LAFAYETTE BUILDING  
40 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204

ARNOLD FLEISCHMANN  
JACOB SHULMAN  
KIP KOLETNIK

AREA CODE 301  
337-7600

Ms. Karen Riegel  
Room 113  
County Office Building  
Towson, Maryland 21204

RE: Petition for Re-classification  
E/S Loch Raven Blvd., 415' N of Loch Bend Dr.  
Case #R-82-667 - Item #7  
Leonard Levine - Petitioner

Dear Ms. Riegel:

Please find enclosed two escrow checks, the first in the amount of \$77.15, in payment of the statement for advertising dated June 30, 1981, and the second in the amount of \$51.31 in payment of the statement for advertising dated October 5, 1981, in the above captioned matter.

Thank you for your cooperation in this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,

*Arnold Fleischmann*  
Arnold Fleischmann

AF:sjk

Enclosures

cc: Mr. Leonard Levine

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 23, 1981

Mr. Walter Reiter  
Chairman, Board of Appeals  
Baltimore County, Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Zoning Cycle #1 March 16, 1981

RE: Item No: 7  
Property Owner: Leonard Levine  
Location: E/S Loch Raven Blvd. 415' N. of Loch Bend Dr.  
Present Zoning: D.R. 5.5  
Proposed Zoning: BR

## School Situation

School	Enrollment	Capacity	Over/Under

Comment: Would not add to student population.

## Student Yield With:

Existing Zoning	And	Proposed Zoning

Elementary

Junior High

Senior High

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

October 5, 1981

Arnold Fleischmann, Esquire  
Suite 500, Lafayette Building  
40 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Petition for Re-classification  
E/S Loch Raven Blvd., 415' N of Loch Bend Dr.  
Case #R-82-667 - Item #7  
Leonard Levine - Petitioner

Dear Mr. Fleischmann:

This is to advise that \_\_\_\_\_ is due for the 2nd full page add of the cycle 1 billing. You have already been billed for the 1st full page add as well as for the individual posting and advertising of this property. All bills must be paid before an order is issued. This is your final bill.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland, 21204, as soon as possible.

Very truly yours,

William E. Hammond  
Zoning Commissioner

WEH:klr

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

June 30, 1981

Arnold Fleischmann, Esquire  
Suite 500, Lafayette Building  
40 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Item No. 7 - Cycle No. 1  
Petitioner - Leonard Levine  
Reclassification Petition

Dear Mr. Fleischmann:

This is to advise you that \_\_\_\_\_ is due for the first advertising of the above property. Two additional bills will be forwarded to you in the near future. All bills must be paid before an order is issued.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:klr

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

September 17, 1981

Arnold Fleischmann, Esquire  
Suite 500, Lafayette Building  
40 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Petition for Re-classification  
E/S of Loch Raven, Blvd., 415' N of Loch Bend Dr.  
Leonard Levine - Petitioner  
Case #R-82-67

Dear Mr. Fleischmann:

This is to advise you that \$47.63 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:klr

Arnold Fleischmann, Esquire  
Suite 500, Lafayette Building  
40 West Chesapeake Avenue  
Towson, Maryland 21204

September 1, 1981

## NOTICE OF HEARING

RE: Petition for Re-Classification  
E/S of Loch Raven Blvd. 415' N of Loch Bend Dr.  
Leonard Levine- Petitioner  
Case #R-82-67

9-4-81

2:00 P.M. Time changed by W.T.H. due to Jewish holiday.  
10:00 A.M. Requested by Mr. Fleischmann

TIME:

DATE: Wednesday, September 30, 1981

PLACE: Room 218, Courthouse, Towson, Maryland

*William T. Hackett*  
William T. Hackett, Chairman  
County Board of Appeals

9/30/81 - Check received & forwarded to Zoning (you carried it over)  
(has been confirmed by phone)

494-3180

## County Board of Appeals

Room 219, Court House  
Towson, Maryland 21204  
December 8, 1981

Arnold Fleischmann, Esq.  
Suite 500, Lafayette Bldg.  
40 W. Chesapeake Ave.  
Towson, Md. 21204

Re: Case No: R-82-67  
Leonard Levine

Dear Mr. Fleischmann:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

*Edith T. Eisenhart*  
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Leonard Levine  
John W. Hession, III, Esq.  
Mr. W. E. Hammond  
Mr. J. E. Dyer  
Mr. N. E. Gerber  
Mr. J. G. Hoswell  
Board of Education

# PETITION FOR RE-CLASSIFICATION

9th DISTRICT

ZONING: Petition for Re-Classification

LOCATION: East side of Loch Raven Boulevard, 415 ft., more or less, North of Loch Bend Drive

DATE & TIME: Wednesday, September 30, 1981 at 10:00 A.M.

PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

Present Zoning: D.R. 5.5  
Proposed Zoning: B.R.

All that parcel of land in the Ninth District of Baltimore County

Being the property of Leonard Levine as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, September 30, 1981 at 10:00 A.M.  
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF  
WILLIAM T. HACKETT, CHAIRMAN  
COUNTY BOARD OF APPEALS OF  
BALTIMORE COUNTY

E. F. RAPHEL & ASSOCIATES  
Registered Professional Land Surveyors  
201 COURTLAND AVENUE  
TOWSON, MARYLAND 21204

OFFICE: 825-3908

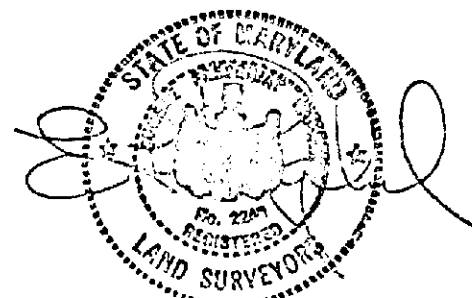
February 27, 1981

RESIDENCE: 771-4592

Description to Accompany Petition  
for  
Reclassification

Beginning for the same at a point on the east side of Loch Raven Boulevard at a distance of 415'± from intersection formed by the east side of Loch Raven Boulevard and the north side of Loch Bend Drive, running thence & binding on the Right of Way of Loch Raven Boulevard and The Baltimore County Beltway, by a curve to the left 44.18' N17° 02' 18" W 2880', N17° 33' 21" W 329.94', N40° 39' 57" E 132.96', N70° 07' 10" E 221.26', thence leaving the Right of Way line of the Baltimore County Beltway, S21° 22' 08" E 445.45', and S66° 37' 34" W 354.31' to the place of beginning.

Containing 3.573 AC  
Being the property of Leonard Levine.



*Eugene F. Raphael*  
EUGENE F. RAPHEL  
REGISTERED PROF. LAND SURVEYOR  
No. # 2246

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9 Date of Posting: 9/24/81

Posted for: *Reclassification*

Petitioner: *Leonard Levine*

Location of property: *East side of Loch Raven Blvd. 415'± N of Loch Bend Dr.*

Location of Signs: *across Loch Raven Blvd.*

Remarks:

Posted by: *William T. Hackett* Date of return: 9/27/81

Number of Signs: *1*

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	DATE: 9/30/81 ACCOUNT: 01-662 AMOUNT: \$61.31	No. 101653
RECEIVED: Arnold Fleischmann FOR full page advertisement (Levine) Case #R-82-67	DATE: 10/8/81 ACCOUNT: 01-662 AMOUNT: \$77.15	No. 101654

## PETITION FOR RE-CLASSIFICATION 9th DISTRICT

LOCATION: East side of Loch Raven Boulevard, 415 ft., more or less, North of Loch Bend Drive  
DATE & TIME: Wednesday, September 30, 1981 at 10:00 A.M.  
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:  
Present Zoning: D.R. 5.5  
Proposed Zoning: B.R.  
All that parcel of land in the Ninth District of Baltimore County, beginning for the same at a point on the east side of Loch Raven Boulevard at a distance of 415'± from intersection formed by the east side of Loch Raven Boulevard and the north side of Loch Bend Drive, running thence & binding on the Right of Way of Loch Raven Boulevard and The Baltimore County Beltway, by a curve to the left 44.18' N17° 02' 18" W 2880', N17° 33' 21" W 329.94', N40° 39' 57" E 132.96', N70° 07' 10" E 221.26', thence leaving the Right of Way line of the Baltimore County Beltway, S21° 22' 08" E 445.45', and S66° 37' 34" W 354.31' to the place of beginning.  
Containing 3.573 AC.  
Being the property of Leonard Levine as shown on plat plan filed with the Zoning Department.  
Hearing Date: Wednesday, September 30, 1981 at 10:00 A.M.  
Public Hearing: Room 218, Courthouse, Towson, Maryland.  
By Order Of:  
WILLIAM T. HACKETT,  
Chairman County Board of Appeals of Baltimore County  
Sept. 16.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., September 10, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once each~~ *once each* ~~one time~~ *one time* ~~before the~~ *before the* ~~30th~~ *30th* day of September, 1981, the first publication appearing on the 10th day of September, 1981.

THE JEFFERSONIAN,

*William T. Hackett*  
Manager.

Cost of Advertisement, \$.....

MICROFILMED

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	DATE: 9/1/81 ACCOUNT: 01-662 AMOUNT: \$50.00	No. 100473
RECEIVED: Arnold Fleischmann FROM: <i>Arnold Fleischmann, Atty.</i> FOR: <i>Filing Fee for Case #R-82-67</i>		

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	DATE: 10/8/81 ACCOUNT: 01-662 AMOUNT: \$81.31	No. 101654
RECEIVED: Arnold Fleischmann FOR full page advertisement (Levine) Case #R-82-67		

## The Times

Middle River, Md., 1981  
This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of *one* successive weeks before the *10th* day of *September*, 1981.  
*John D. W. [Signature]* Publisher.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., September 10, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once each~~ *once each* ~~one time~~ *one time* ~~before the~~ *before the* ~~30th~~ *30th* day of September, 1981, the first publication appearing on the 10th day of September, 1981.

THE JEFFERSONIAN,

*William T. Hackett*  
Manager.

Cost of Advertisement, \$.....



MICROFILMED

## Petition for Re-Classification 9th DISTRICT

ZONING: Petition for Re-Classification  
LOCATION: East side of Loch Raven Boulevard, 415 ft., more or less, North of Loch Bend Drive  
DATE & TIME: Wednesday, September 30, 1981 at 10:00 A.M.  
PUBLIC HEARING: Room 218, Courthouse

Towson, Maryland.  
The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

Present Zoning: D.R. 5.5  
Proposed Zoning: B.R.

All that parcel of land in the Ninth District of Baltimore County, beginning for the same at a point on the east side of Loch Raven Boulevard at a distance of 415'± more or less from intersection formed by the east side of Loch Raven Boulevard and the north side of Loch Bend Drive, running thence & binding on the Right of Way of Loch Raven Boulevard and The Baltimore County Beltway, by a curve to the left 44.18' N17° 02' 18" W 2880', N17° 33' 21" W 329.94', N40° 39' 57" E 132.96', N70° 07' 10" E 221.26', thence leaving the Right of Way line of the Baltimore County Beltway, S21° 22' 08" E 445.45', and S66° 37' 34" W 354.31' to the place of beginning.  
Containing 3.573 AC more or less.  
Being the property of Leonard Levine as shown on plat plan filed with the Zoning Department.  
Hearing Date: Wednesday, September 30, 1981 at 10:00 A.M.  
Public Hearing: Room 218, Courthouse, Towson, Maryland.

By Order of  
William T. Hackett  
Chairman  
County Board of Appeals, Balto. County



